

***Village of Barrington
Zoning Board of Appeals
Minutes Summary***

Date: January 4, 2005
Time: 7:00 p.m.
Location: Village Board Room
200 South Hough Street
Barrington, Illinois
In Attendance: Robert Henahan, ZBA
Ryan Julian, ZBA
Peg Moston, ZBA
Daniel Fitzgerald, ZBA
Staff Members: Paul Evans, Assistant Director of Planning

Roll Call noted the following: Ryan Julian, present; Daniel Fitzgerald, present; Peg Moston, present; Robert Henahan, present; Patricia Pokorski, Chair, absent; Bruce Kramer, absent; Victoria Perille, absent; There being a quorum established, the meeting was called to order.

Call to Order

Motion by Mr. Fitzgerald, seconded by Ms. Moston to appoint Mr. Henahan to serve as acting chairperson for the meeting.

Roll Call Vote:

Mr. Julian - yes

Mr. Fitzgerald - yes

Ms. Moston – yes

Mr. Henahan - yes

Motion carried 4-0.

Mr. Henahan called the meeting to order at 7:00 p.m.

Chairperson's Remarks

None

Old Business

None.

New Business

ZBA 04-14: Verizon Antennas – 549 N. Northwest Highway (Special Use)

Petitioners: Ed Stetter & Jim Barry, agents for Verizon Wireless

Mr. Henahan stated the petitioners are requesting a special use permit. He swore in Mr. Stetter and Mr. Barry who plan to give testimonies at the meeting.

The petitioners are requesting an amendment to the special use permit to perform maintenance on the existing antenna site on the municipal water tower. They are proposing to remove 9 old antennas and install 12 new antennas at the library water tower and they need a special use as the current lease only allows for 9 antennas. The placement will be slightly higher from 93 feet to 103 feet, which is still allowable under the lease. The antennas will match the tower in color and will be similar to the previous antennas only slightly larger. No work will occur on the ground.

Mr. Henahan asked whether there is a carrier on top.

Mr. Stetter replied that he believes there might be.

Mr. Henahan commented that he thought there are 4 carriers on top.

Mr. Evans stated that there is one set on top besides the Village's.

Mr. Fitzgerald asked who would be doing the work and how long would construction take. He also asked whether this work would conflict with the library's daily operations.

Mr. Stetter replied that Verizon will be doing the work and it should take approximately 2 to 5 days. Access to the towers will only be required and should not conflict with the library operations.

Mr. Evans stated the applicant is seeking to amend the special use to remove 9 antennas and install 12 panel antennas on the Village of Barrington's water tower mounted 102' off the ground. The antennas will match the existing tower in color. The water tower is located within the Village of Barrington's Telecommunications Antenna Siting Policy and the petition does not require any other variation. Staff felt all the special use standards have been met and the property is within the telecommunications overlay district. Staff recommends granting the special use amendment with the conditions listed on the staff report.

Mr. Henahan stated that staff felt all the special use standards have been met and recommends granting the special use amendment with the conditions listed on the staff report. He asked if there is a motion to approve the special use permit.

Ms. Julian made a motion to accept the findings of fact and recommends approval of the special use permit with the 6 conditions which were numerated on the staff report. Ms. Moston seconded the motion.

Roll Call Vote:

Mr. Julian - yes

Mr. Fitzgerald - yes

Ms. Moston - yes

Mr. Henahan - yes

Motion carried 4-0.

Mr. Evans informed the Petitioner that this matter will go before the Board of Trustees in January 2005.

Minutes

Mr. Henahan asked if there were any changes to the December 7, 2004 minutes. After review no changes were requested.

Motion by Mr. Julian to approve the December 7, 2004 minutes. Mr. Fitzgerald seconded the motion.

Roll Call Vote:

Mr. Julian - yes

Mr. Fitzgerald - yes

Ms. Moston - yes

Mr. Henahan - yes

Motion carried 4-0.

Planner's Report

Mr. Evans briefly outlined future cases:

- The Church of Atonement amended their plan to reduce their amount of parking spaces to 142 and have withdrawn their setback request.
- A single family home variation requesting a side yard setback may submit in January for the February meeting.
- #04-15 - Swarbrick-Ness residence were expected to appear today, however, the residents did not give their notice on time.
- The Velleuer residence will be going before the Village Board Monday night, January 10, 2005.

Adjournment

Ms. Moston made a motion to adjourn. Mr. Julian seconded.

Roll Call Vote:

Mr. Julian - yes

Mr. Fitzgerald - yes

Ms. Moston – yes

Mr. Henahan - yes

Motion carried 4-0.

Meeting adjourned at approximately 7:22 p.m.

Respectfully submitted,

Paula Emerson

Recording Secretary

Patricia Pokorski, Chairperson
Zoning Board of Appeals